Robert Watts

Signature
PRESTIGE HOMES



The Old Sunday School, Lower Lane, Little Gomersal, Cleckheaton, West Yorkshire, BD19 4HY

UNIQUE AND VERY SPECIAL CONVERTED CHURCH HALL/SUNDAY SCHOOL

Signature Homes by Robert Watts offer "The Old Sunday School", a delightful Grade II Listed Building which formed part of the Moravian Church and dates back to circa the mid-19th Century.

Completely renovated and converted, this local landmark property blends historic architecture with modern, "Grand Designs" style charm and character. Perfect for a family, the home offers 4 Bedrooms, 2 En-Suites, 3 Reception Rooms, and stunning landscaped gardens wrapping around the entire plot.

Highlighted by magnificent arched church windows, vaulted ceilings, and a high-spec open-plan kitchen diner, properties of this standard in sought-after Little Gomersal are rare to the market.



Entrance Hall
Featuring modern LVT herringbone flooring that continues into the kitchen/diner.

Inner Hallway
Solid wood flooring. Built in cupboard.

Lounge 17'11" x 16'6" (5.46m x 5.03m)
Impressive principal reception room celebrating the building's heritage with double-height vaulted ceilings, original exposed timber and striking arched church windows. Solid wood flooring, statement pendant lighting and double doors connecting into the kitchen diner.

Kitchen/Family Room 25'1" x 15'10" (7.65m x 4.83m)
A superb open-plan space ideal for modern family life and entertaining. Fitted with shaker units, brushed brass hardware and quartz worktops, the room features a central island with breakfast bar, traditional Belfast sink, range cooker and skylight. Finished with LVT herringbone flooring and underfloor heating. Bi-fold doors lead to the outdoor patio and garden

Utility Room 11'3" x 4'2" (3.43m x 1.27m)
Matching fitted shaker units, stainless steel sink, tiled splashbacks and space for washer/dryer.



















2nd Reception Room/Playroom 15'7" (4.75) x 13'6" (4.11) maximum
A versatile room ideal as a playroom, home office or snug. Retains character features with period sash windows and polished timber flooring.

Inner Hall

Master Bedroom 15'11" (4.85) x 15'6" (4.72) maximum
Spacious principal bedroom featuring solid wood flooring. Leading to:

En-Suite Shower Room/W.C 5'9" x 4' (1.75m x 1.22m)
Fully tiled modern en-suite with double shower enclosure, heated towel rail and underfloor heating.

1st Floor Bedroom 2 15'7" x 15'1" (4.75m x 4.6m)
First-floor bedroom suite with Velux skylight and feature arched window. Includes

En-Suite Shower Room/W.C.
Modern fully tiled shower room with heated towel rail.

1st Floor Bedroom 3 15'7" (4.75) x 15'3" (4.65) maximum including open staircase
Generous double room with sloped ceilings and twin Velux skylights.

Bedroom 4 15'7" x 7'10" (4.75m x 2.4m)

Family Bathroom/W.C. 8'6" x 5'7" (2.6m x 1.7m)
Modern fully tiled bathroom with shower over bath, vanity sink unit and vertical designer radiator.

Rear Entrance Vestibule Tiled flooring.

Outside Occupying a generous wrap-around plot, the grounds feature private lawned gardens bordered by mature hedging to the front and side. Stepping out from the kitchen bi-folds, an Indian stone patio opens onto a low-maintenance garden area with artificial lawn and raised brick planters. Generous driveway parking with an EV charger is complemented by an attached garage split into a front tool store and carpeted rear storage room.

EPC (energy performance certificate) The property is Grade II listed and is considered exempt from the requirement to provide an Energy Performance Certificate under Regulation 5 of the Energy Performance of Buildings (England and Wales) Regulations 2012

Please note if you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service. (Please note this is non-refundable).

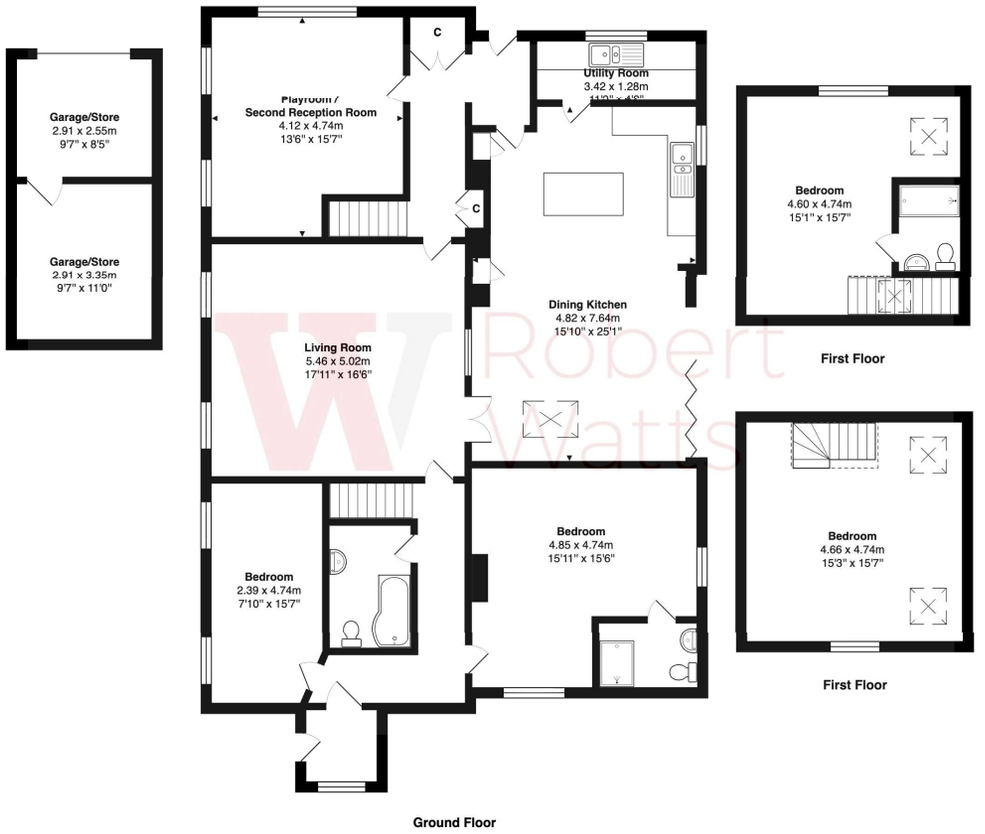
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Total Area: 213.9 m² ... 2303 ft²

All measurements are approximate and for display purposes only





AGENTS NOTES:
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order.

Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.

Birkenshaw - 704 Bradford Road, Birkenshaw, Bradford BD11 2AE | 01274 689 589 | birkenshaw@robertwatts.co.uk
Cleckheaton - Churchill House, Northgate, Cleckheaton BD19 3HH | 01274 878 878 | cleckheaton@robertwatts.co.uk
Wibsey - 140 High Street, Wibsey, Bradford BD6 1JZ | 01274 601 119 wibsey@robertwatts.co.uk
Five Lane Ends - 21 Highfiled Road, Five Lane Ends, Bradford BD2 2AU | 01274 614 804 | highfield@robertwatts.co.uk
Shelf – 1-3 Carr House Road, Self, Halifax HX3 7QY | 01274 670675 | shelf@robertwatts.co.uk

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